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Heathfield Cottage, Phildraw Road, Ballasalla, IM9 3EH
Asking Price £565,000

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Superbly presented, this detached chalet style bungalow is situated in a most sought after semi-rural location, enjoying lovely rural views to both front and rear. Accommodation comprises good sized lounge, excellent dining kitchen, laundry room, cloakroom, integral garage, study, 3 double bedrooms, en-suite shower room and bathroom. Outside is generous block paved driveway and turning area to the front, whilst to the rear is a private south facing landscaped garden. The property is offered for sale with no onward chain.



LOCATION

Travelling out of Port Erin along Castletown Road, proceed straight ahead at Four Roads roundabout and turn left onto Shore Road. Travel into Castletown, passing the entrance to King Williams College, and proceed to the Whitestone roundabout in Ballasalla. At the next roundabout go straight ahead into Crossag Road, proceed ahead and take the first left into Phildraw Road. Continue for approx. half a mile where Heathfield Cottage can be found on the left hand side.

ENTRANCE PORCH

Tiled floor. Half glazed door to:

DINING KITCHEN

23' 7" x 10' 3" (7.18m x 3.13m)

Quality fitted kitchen with excellent range of wall and base units with granite effect contrasting worktops incorporating induction hob, stainless steel cooker hood, double oven, built-in microwave, pan drawers, stainless steel sink unit, integral dishwasher, freestanding American style fridge/freezer. Tiled splashbacks. Downlighters.

LAUNDRY ROOM

Worcester oil central heating boiler, washing machine, dryer, tiled floor, worktop, fitted wall unit.

SIDE HALLWAY

Tiled floor. Door to:

INTEGRAL GARAGE

13' 0" x 9' 6" (3.95m x 2.90m)

Currently used as utility area - cream fronted wall and base units with worktops, large stainless steel sink unit, tiled floor. Electric up and over door. Light and power.

CLOAKROOM

Modern 2 piece suite comprising w.c., square wash hand basin in fitted unit, tiled splashbacks, mirror, tiled floor, Xpelair.

LOUNGE

20' 10" x 9' 11" (6.34m x 3.01m)

Light and airy room with French doors leading to rear garden. Contemporary style electric fire. Downlighters.

INNER HALL

Understairs storage cupboard. Door to outside. Staircase leading to first floor.

STUDY

7' 3" x 6' 0" (2.20m x 1.83m)

Fitted desk and drawers. Shelving.

BEDROOM 2

17' 7" x 9' 3" (5.37m x 2.81m)

Pleasant outlook with views overlooking rear garden.

EN-SUITE SHOWER ROOM

Newly fitted with contemporary white suite comprising, enclosed shower unit, w.c., hand wash basin, chrome ladder style heated towel rail. Tiled splashbacks and floor, Downlighters. Xpelair.

FIRST FLOOR

SPLIT LANDING

Stairs to either side.

MAIN LANDING

2 x large undereaves storage areas. Velux.

BEDROOM 1

18' 4" x 11' 9" (5.58m x 3.58m)

Large double room with 3 x undereaves storage areas, downlighters. Super outlook with views towards distant hills. Walk-in wardrobe with rails and shelving.

BATHROOM

Luxury white suite comprising large corner shower, enclosure w.c., hand wash basin in fitted unit, corner jacuzzi style bath, tiled walls and floor, mirror fronted cabinet with lighting, fitted shelf. Xpelair. Downlighters. Velux,. Undereaves storage area/

LANDING - OTHER SIDE

1 x undereaves storage.

BEDROOM 3

13' 4" x 11' 3" (4.06m x 3.42m)

Front aspect with lovely rural views. across open fields. Walk-in wardrobe with shelving and rails. 2 x undereaves storage areas.

OUTSIDE

Impressive entrance with generous block paved driveway and turning area. Large wooden store to front. Block paved gated side areas. Private south facing rear garden with lawn, paved patio area and pretty raised flower beds. Good sized wooden shed. Side access gates to either side of the property. Oil tank. Outside tap and lighting.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing throughout. Underfloor heating to downstairs (apart from bedroom. Septic tank (located next door - Heathfield House - full access). New block paving, fencing and gates to outside.

POSSESSION

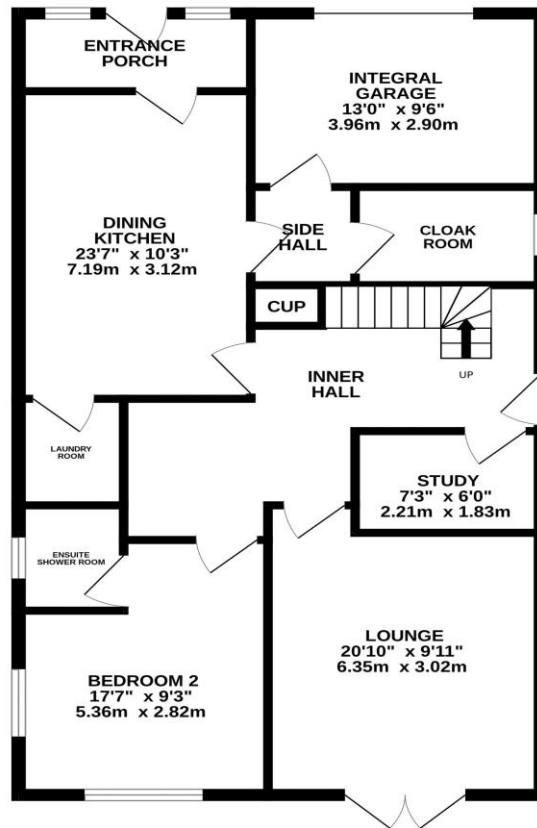
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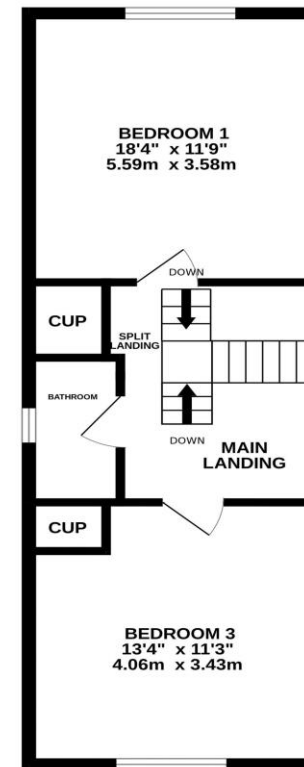




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Since 1854

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